

48-160-6

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NO TRANSFER
TAX PAID

WARRANTY DEED

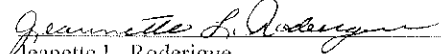
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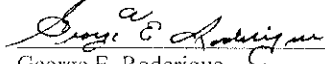
JEANNETTE L. RODERIGUE, of Winslow, Kennebec County, Maine for consideration paid,
hereby grant to ^NJEANNETTE L. RODERIGUE COMPANY, a Maine general partnership, of
Augusta Road RR 3, Box 1400, Winslow, Maine, with WARRANTY COVENANTS, the following
described real property:

SEE ATTACHED SCHEDULE A

George E. Roderigue, spouse of the grantor, releases all rights in the premises being conveyed.

Witness our hands and seals this 30th day of Augusta, 2002.


Jeannette L. Roderigue

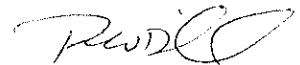

George E. Roderigue

STATE OF MAINE
County of Somerset

August 30, 2002

Then personally appeared before me the above named JEANNETTE L. RODERIGUE and
GEORGE E. RODERIGUE and acknowledged the foregoing instrument to be their free act and
deed.

Before me,


Paul O. Dillon
Attorney at Law

3) Paul O Dillon

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Schedule A

PARCEL ONE:

A certain lot or parcel of land, located in **WATERVILLE**, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Unit #6 SECOND FLOOR LEVEL, on the right front of the building known as Pleasantdale Condominium which unit is more fully described in Section IV of the Declaration of Pleasantdale Condominium Associates dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in Book 1979 Page 66 and an Amendment to Declaration of Condominium dated May 9, 1977, recorded in the Kennebec County Registry of Deeds in Book 1999, Page 108, and a further Amendment dated March 15, 1983, and recorded in said Registry in Book 2547, Page 222, and a further Amendment dated October 20, 1997, and recorded in said Registry in Book 5485, Page 211, and also as described in a certain Plan of Pleasantdale Condominiums dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in File No. B-77022 through 77026, and a Plan entitled "Amended Floor Boundary Plans (Units 4, 5, 8 & 9)" dated October 9, 1997 and recorded in said Registry in File No. E-97243, to which reference may be had for a more particular description;

together with a one-ninth ($1/9^{\text{th}}$) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth ($1/9^{\text{th}}$) equal and undivided fee in a certain parcel of land situated on the westerly side of Pleasant Street in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at an iron rod at the Northeast corner of land formerly of J. C. Fuller;

thence westerly on the northerly line of land formerly of said Fuller and in the same line continued on the North side of land formerly of Mrs. Augusta A. Perkins, about four hundred nine and one-half (409.5) feet, to land formerly owned by George F. Gilman;

thence northerly on the easterly side of said Gilman's land to land formerly of Dr. Paul R. Baird;

thence easterly on said Baird's South line about three hundred eighty-three and one-fourth (383.25) feet, to Pleasant Street;

thence southerly on Pleasant Street about ninety-six and three-tenths (96.3) feet to the point of beginning.

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Any and all rights, easements, privileges, appurtenances, and common elements are hereby conveyed.

Pleasantdale Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendments to Declaration of Condominium which are incorporated herein by reference and also the By-Laws of Pleasantdale Condominium Associates, a Maine nonstock corporation which By-Laws are recorded in the Kennebec County Registry of Deeds in Book 1979 Page 57, and an amendment to said By-Laws recorded in the Kennebec County Registry of Deeds in Book 1999 Page 113.

For grantor's title see deed of Geoerge Roderigue and Jeannette L. Roderigue to Jeannette L. Roderigue dated March 30, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5583, Page 149.

RECEIVED KENNEBEC SS.

2003 APR 28 AM 9:00

ATTEST: *David B. Roderigue*
REGISTER OF DEEDS